

094.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
692,000 / 692,000

USE VALUE:

692,000 / 692,000

ASSESSED:

692,000 / 692,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
137		SUNSET RD, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	CALDWELL JOSEPH A	
Owner 2:	RAFFERTY MARIAN J	
Owner 3:		

Street 1:	137 SUNSET ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Own Occ:	Y
Type:	

PREVIOUS OWNER

Owner 1:	MADDEN KEVIN T -
Owner 2:	SELFORS LAURA M -

Street 1:	137 SUNSET ROAD
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474

Cntry:	
Type:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101	5000.000	289,700	3,300	399,000	692,000			61809
Total Card	0.115	289,700	3,300	399,000	692,000	Entered Lot Size		GIS Ref
Total Parcel	0.115	289,700	3,300	399,000	692,000	Total Land:		GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	426.74	/Parcel: 426.7	Land Unit Type:		Insp Date

11/12/18	17753!
PRIOR ID #1:	61809
PRIOR ID #2:	
PRIOR ID #3:	
PRINT	
Date	Time
12/10/20	22:21:49
LAST REV	
Date	Time
06/25/19	10:48:51
apro	
7753	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADDEN KEVIN T,	56891-309		5/23/2011		467,500	No	No		
FRIEL GEORGE H	36024-429		7/31/2002		362,000	No	No		
FRIEL GEORGE H-	15512-477		10/31/2001	Family		No	No	Y	
	15512-477		4/1/1984		77,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2014	1374	Re-Roof	6,500					Strip and reroof.
3/28/2007	184	Porch	14,000		G8	GR FY08	ENCLOSE PORCH W/IN	
9/26/2005	867	Redo Kit	40,000	C	G7	GR FY07		
10/13/1995	589	Manual	6,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	External Ins	BR	B Rossignol
11/21/2008	Meas/Inspect	201	PATRIOT
10/3/2002	MLS	MM	Mary M
1/28/2000	Mailer Sent		
1/28/2000	Measured	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6 - Colonial				Full Bath: 1	Rating: Good			PDAS.												
Sty Ht: 2 - 2 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 2 - Conc. Block				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall: 2 - Clapboard	10%			OthrFix:	Rating:															
Roof Struct: 1 - Gable				OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1												
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C - Average				CONDOS INFORMATION																
Year Blt: 1930	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																
Jurisdct: G7	Fact: .			Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION								REMODELING				RES BREAKDOWN				
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	7	3	M									
Sec Int Wall:		%		Economic:		%	Additions:													
Partition: T - Typical				Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%	Baths:													
Sec Floors:		%		Total:	18.6	%	Plumbing:													
Bsmnt Flr: 3 - Hardwood				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 125.00			Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002			General:													
Electric: 3 - Typical				Const Adj.: 0.99980003			COMPARABLE SALES													
Insulation: 2 - Typical				Adj \$ / SQ: 168.716			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:				Other Features: 83000																
Heat Fuel: 2 - Gas				Grade Factor: 1.00																
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO				Adj Total: 355858																
% Com Wall				Depreciation: 66190																
				Depreciated Total: 289668																
MOBILE HOME				WtAv\$/SQ:				AvRate:		Ind.Val:										
Make:																				
SPEC FEATURES/YARD ITEMS				Juris. Factor:	1.00			Before Depr:	168.72											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y		1 10X20	A	AV	1940		27.50	T	40	101			3,300		3,300		
				Serial #:					Year:							Color:				
PARCEL ID 094-0-0006-0001.0																IMAGE				
																AssessPro Patriot Properties, Inc				
																				
More: N	Total Yard Items:	3,300	Total Special Features:												Total:	3,300				